

81-7346/2024

5-7346/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 806102

64
18/09/24
D.O. 8/2484998

Savitri Chhetri

Sabitari Chhetri

Shweta Kundhra

: 1 :

DEVELOPMENT POWER OF ATTORNEY

DECLARED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Addl. District Sub-Registrar,
Singuri-II at Bagdogra

18 SEP 2024

NON JUDICIAL STAMP

No. 1096 Date 08.08.24

For Shweta Mundhra

at P.S. Bhoti nagar, Dist. Jalpaiguri

Value Rs. 100/-

S.S.M.
Bhadrangenu Saran Roy
Govt. Stamp Vendor
L. No. 173/R.M.
Siliguri Court



Sub-Registrar
Dist. Jalpaiguri
18 SEP 2024

Saroj Chhetri

Sabitri Chhetri

Shweta Mundhra

: 2 :

1. **SRI SAROJ CHHETRI**, Son of Late Chandra Bahadur Chhetri,

2. **SMT. SABITRI CHHETRI**, Wife of Sri Saroj Chhetri,

Both are Hindu by Religion, Indians by Nationality, No. 1 Business by Occupation and No. 2 Housewife by Occupation, both Residents of Chandbarjote, P.O. Kadamtala, P.S. Matigara, District - Darjeeling, in the State of West Bengal --- hereinafter jointly and collectively the "**PRINCIPALS/FIRST PARTY**". (PAN: ADXPC0859R) (PAN: AHRPC3014G)

A N D

SMT. SHWETA MUNDHRA, Wife of Sri Girish Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Plot No. 9, 4th Floor, 2nd Mile, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri, in the State of West Bengal --- hereinafter called the "**ATTORNEY/ SECOND PARTY**". (PAN: AILPM5885C)

WHEREAS the abovenamed Principal No. 1 **SRI SAROJ CHHETRI** had purchased land measuring 5 Katha or 0.0825 Acre from Smt. Manika Srestha, Wife of Sri Tulsiman Srestha, by virtue of Registered Deed of Sale (Conveyance), dated 27.02.2006, being Document No. I - 2752 for the year 2006 and the same was registered in the office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra, District - Darjeeling.

AND WHEREAS the abovenamed Principal No. 2 **SMT. SABITRI CHHETRI** had purchased land measuring 5 Katha or 0.0825 Acre from Smt. Manika Shrestha, Wife of Sri Tulsiman Shrestha, by virtue of Registered Deed of Sale (Conveyance), dated 30.06.2006, being Document No. I - 7658 for the year 2006 and the same was registered in the office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra, District - Darjeeling.



1001, Dist. Sub-Registrar
Sgt. H. B. Bagdola, Dist. Deputy

18 SEP 2024

Saroj Chhetri

Sabitri Chhetri

: 3 :

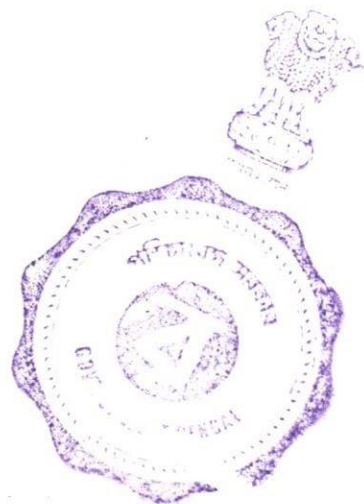
Shweta Mundhra

AND WHEREAS the Principals named above being desirous of constructing a multi-storied building on the below Schedule land but not being in a position to put their contemplation and scheme into action and as such approached, **SMT. SHWETA MUNDHRA**, to construct/ develop/ promote a multi-storied building on the below Schedule - A land and as such have entered into a Registered Development Agreement, dated 18th September, being Document No. I - 7234 for the year 2024, registered in the office of the A.D.S.R. BAGDOGRA, District - Darjeeling under the certain terms and conditions as mentioned therein.

NOW KNOW ALL MEN BY THESE PRESENTS THAT:

1. SRI SAROJ CHHETRI & 2. SMT. SABITRI CHHETRI (the Principals herein) do hereby appoint, nominate and constitute; **SMT. SHWETA MUNDHRA**, Wife of Sri Girish Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Plot No. 9, 4th Floor, 2nd Mile, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri, in the State of West Bengal --- as the true and lawful "**ATTORNEY**" for the period till the true intent and purpose of these presents is effectuated and fulfilled, to do all or any other acts, deeds and things hereinafter mentioned with respect to and concerning the said multi-storied building to be constructed on the below Schedule - A land of the Principals:

1. To appear for and represent us before all Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Government / Semi Government Department/office in respect of any matter relating to the schedule - A land only.



8 SEP 2024
Registrar of Companies
District Dibrugarh

Sarvag Chhetri

Sabitri Chhetri

Shweta Roodhra

: 4 :

2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which we may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statements, petitions including petition of compromise or to furnish securities if necessary on my behalf or to refer any matter arising therein to arbitration for us and on our behalf in respect of any matter relating to the Schedule - A land only.
3. To make payment/deposit of Khajna, installments and/or any other taxes as may be levied with respect to the Schedule - A property to the concerned authority/ies.
4. To sell or transfer the Developer's Area in the multi-storied building to be constructed in the below Schedule - A land together with all right, title, interest and easements thereto and to execute and sign proper Agreement of Sale and sale deed/s in respect of the Developer's Area fully described in the Schedule - B below and present the Agreement of Sale and Sale Deed for Registration in the D.S.R., A.D.S.R., or any other concerned authority and receive the Consideration amount from the Purchaser.
5. And we hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a *bonafide* manner by our said Attorney in respect of the Schedule - A land only by virtue of these presents and the same shall be binding on us and be of full force and effect as if the same was done/executed by us.



18
Addl. Dist. Sub-Registrar
Durgam Cheruvu Dist. Durgam Cheruvu

18 SEP 2024

Savay Chhetri
Sabitai Chhetri
 : 5 :
Shivela Kundra

SCHEDULE - A

All that piece or parcel of vacant Bastu land measuring 10 Katha, situated within Mouza – Baramohan Singh, J.L. No. 71, Pargana - Patharghata, within the limits of Gram Panchayat Area, under P.S. Matigara, in the District of Darjeeling. The plot wise area is given below:

L.R. PLOT	L.R. KHATIAN	AREA
1224	10685	5 Katha
	10686	5 Katha
TOTAL AREA		10 KATHA

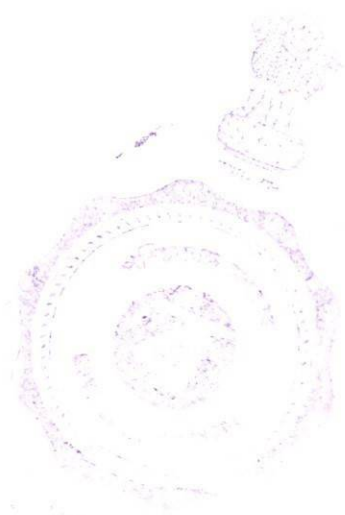
The said land is bound and butted as follows:

North : Land of Sri Rajen Thakuri & Others;
 South : 12 Feet wide Kutcha Road;
 East : Government Reserved Land and then 100 Feet wide Metal Road;
 West : Land of Shyam Kumar Dewan;

SCHEDULE - B

(DEVELOPER'S ALLOCATION)

Ground Floor	Entire Commercial Area & 50% Parking Area
Second Floor	Entire Residential Area
Third Floor	Entire Residential Area



18 SEP 2024

: 6 :

IN WITNESS WHEREOF, the abovenamed Principal and Attorney in good health and conscious mind have put our signatures on this Power of Attorney on the day, month and year first above written.

WITNESSES:

1. GIRISH KUMAR KUNDHRA
S/O BIJAY KUMAR KUNDHRA
SEVOKE ROAD. I

DIST. JALPAIGURI
P.S. BHAKTINAGAR
VILLAGE P.O. SEVOKE ROAD.

Saraj Chhetri
Sabitei Chhetri

PRINCIPALS/FIRST PARTY

Shweta Kundhra

ATTORNEY/SECOND PARTY

2. SUJAN CHHETRI
S/O SAROJ CHHETRI
CHANDBAR JOI
DIST. DARJEELING
P.S. MATIGARA
WEST BENGAL.

Drafted by me and printed in my office.



DEBASISH DAS
Advocate, Siliguri.
Enrolment No. F/645/836/2010

PRINCIPAL

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Savai Chhetri</i>	LEFT HAND					
	RIGHT HAND					

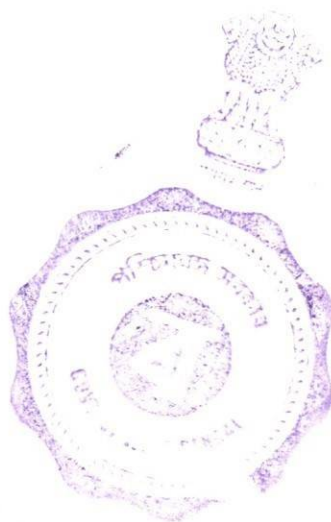
Savai Chhetri

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Sabitei Chhetri</i>	EFT AND					
	IGHT AND					

Sabitei Chhetri

Signature



From Dist. Sub-Registrar
Sgt. H. A. Baidya, Dist. Registrar

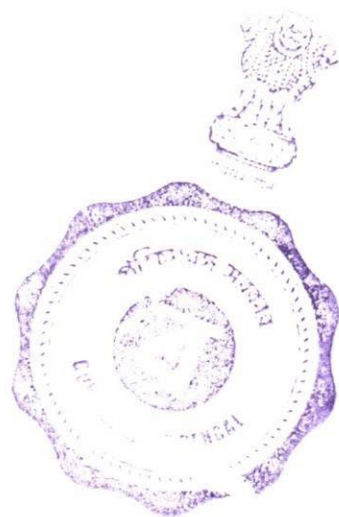
18 SEP 2024

ATTORNEY

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Shweta Khudhra

Signature



1001, Dist. Sub-Registrar
Sgt. H at Bangalore, Dist. Bangalore

18 SEP 2024

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION

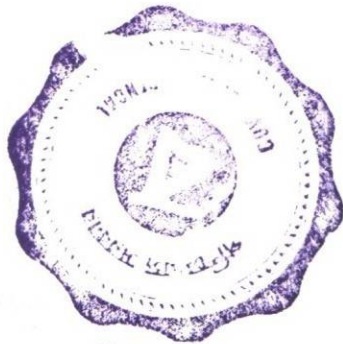


Girish Munocha.

Signature of Identifier

18 SEP 2024

Sgt. Hui Baydoga, Dist. Darceling
Moat Dist Sub-Registrar



Major Information of the Deed

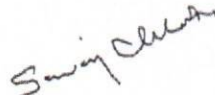
Deed No :	I-0403-07261/2024	Date of Registration	18/09/2024
Query No / Year	0403-8002464997/2024	Office where deed is registered	
Query Date	18/09/2024 1:07:48 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Manoj Agarwal Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9563036939, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 91,57,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040307234/2024		

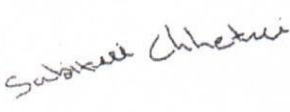
Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baramohan Singh, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1224 (RS :-)	LR-10685	Bastu	Bastu	5 Katha		45,78,750/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	LR-1224 (RS :-)	LR-10686	Bastu	Bastu	5 Katha		45,78,750/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		TOTAL :			16.5Dec	0 /-	91,57,500 /-	
		Grand Total :			16.5Dec	0 /-	91,57,500 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SAROJ CHHETRI (Presentant) Son of Late Chandra Bahadur Chhetri Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office		 Captured	
		18/09/2024	L TI 18/09/2024	18/09/2024

Chandbarjote, City:- Not Specified, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ADxxxxxx9R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				
2	Name Smt SABITRI CHHETRI Wife of Shri SAROJ CHHETRI Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	Photo  18/09/2024	Finger Print  LTI 18/09/2024	Signature  18/09/2024
Chandbarjote, City:- Not Specified, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AHxxxxxx4G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SHWETA MUNDHRA Wife of Shri Girish Kumar Mundhra Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	Photo  18/09/2024	Finger Print  LTI 18/09/2024	Signature  18/09/2024
Wife of Shri Girish Kumar Mundhra Plot No. 9, 4th Floor, 2nd Mile,, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: aixxxxxx5c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Girish Kumar Mundhra Son of Bijay Kumar Mundhra Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734008	 18/09/2024	 Captured 18/09/2024	 18/09/2024
Identifier Of Shri SAROJ CHHETRI, Smt SABITRI CHHETRI, Smt SHWETA MUNDHRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SAROJ CHHETRI	Smt SHWETA MUNDHRA-4.125 Dec
2	Smt SABITRI CHHETRI	Smt SHWETA MUNDHRA-4.125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SAROJ CHHETRI	Smt SHWETA MUNDHRA-4.125 Dec
2	Smt SABITRI CHHETRI	Smt SHWETA MUNDHRA-4.125 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baramohan Singh, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1224, LR Khatian No:- 10685	Owner:শ্রী সরোজ চেত্রী, Gurdian:চন্দ্র বাহাদুর, Address:চন্দ্রবর জোত, কদমতলা , Classification:রূপনী, Area:0.08000000 Acre,	Shri SAROJ CHHETRI
L2	LR Plot No:- 1224, LR Khatian No:- 10686	Owner:শ্রী মণী সাবিত্রী চেত্রী, Gurdian:সরোজ , Address:চন্দ্রবর জোত, কদম তলা , Classification:রূপনী, Area:0.08000000 Acre,	Smt SABITRI CHHETRI

Endorsement For Deed Number : I - 040307261 / 2024

On 18-09-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:32 hrs on 18-09-2024, at the Office of the A.D.S.R. BAGDOGRA by Shri SAROJ CHHETRI, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 91,57,500/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 18/09/2024 by 1. Shri SAROJ CHHETRI, Son of Late Chandra Bahadur Chhetri, Chandbarjote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business, 2. Smt SABITRI CHHETRI, Wife of Shri SAROJ CHHETRI, Chandbarjote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession House wife, 3. Smt SHWETA MUNDHRA, Wife of Shri Girish Kumar Mundhra, Plot No. 9, 4th Floor, 2nd Mile,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr Girish Kumar Mundhra, , , Son of Bijay Kumar Mundhra, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1096, Amount: Rs.100.00/-, Date of Purchase: 08/08/2024, Vendor name: S S ROY



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0403-2024, Page from 152677 to 152691
being No 040307261 for the year 2024.**



Digitally signed by YOGEN TSHERING BHUTIA
Date: 2024.10.03 12:24:15 +06:30
Reason: Digital Signing of Deed.

**(Yogen Tshering Bhutia) 03/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.**